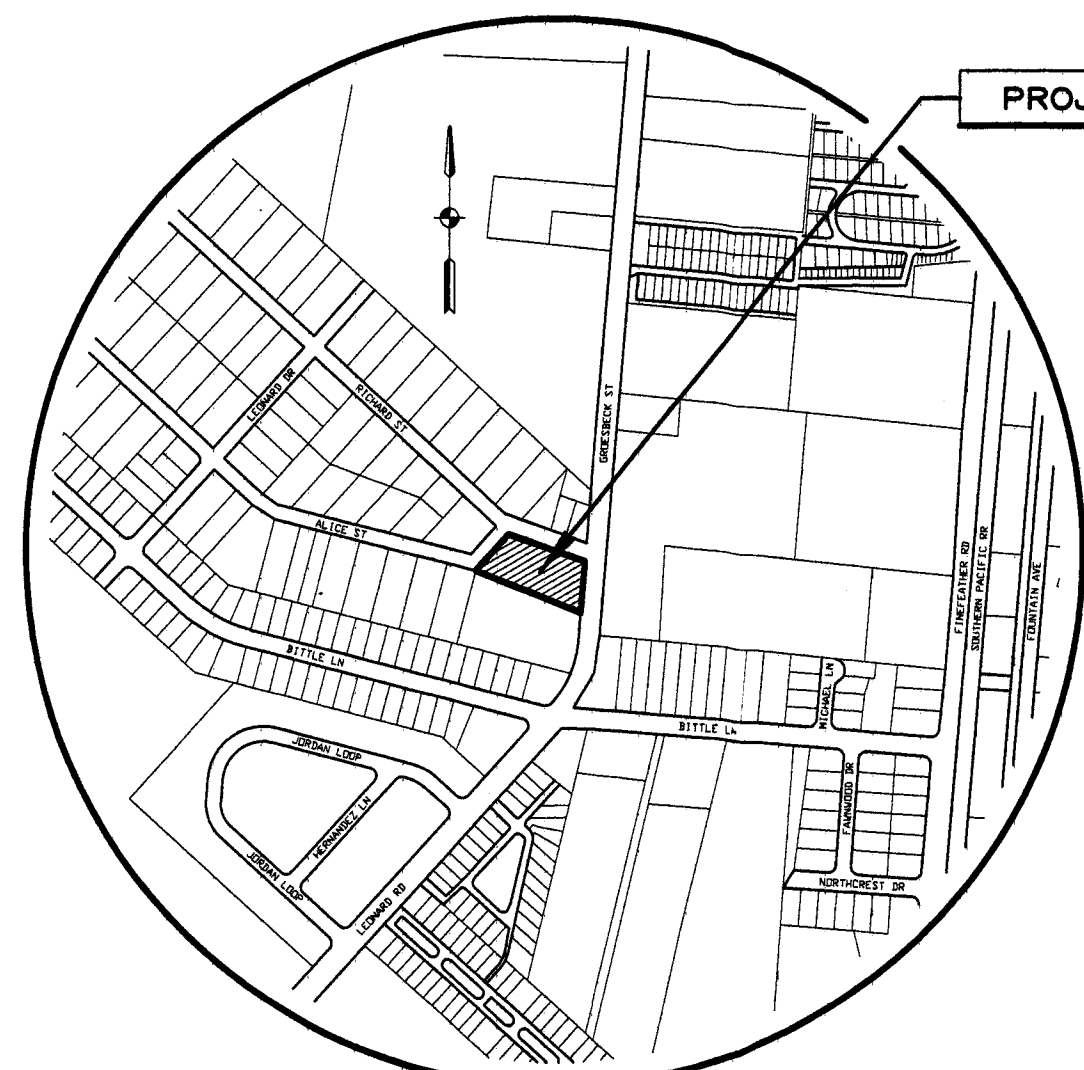


NOW OR FORMERLY
V. CARLOS
VOLUME 9922, PAGE 202
PART OF LOT 4, BLOCK 1

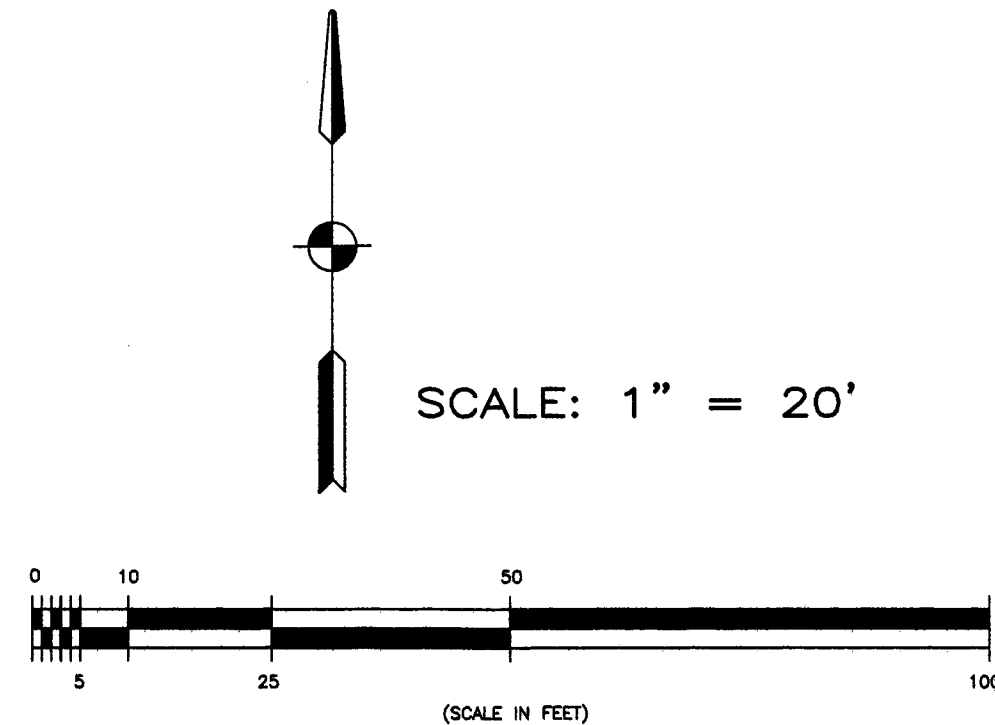
NOW OR FORMERLY
A. CAMPOS
VOLUME 8844, PAGE 257
PART OF LOT 1, BLOCK 1

NOW OR FORMERLY
L. LUGO & M. IBARRA
VOLUME 9587, PAGE 266
PART OF LOT 1, BLOCK 1



VICINITY MAP
(NOT TO SCALE)

HCPS - DENOTES PROPOSED HANDICAP PARKING SIGN.



- THIS PROPERTY IS NOT IN A 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NO. 48041C0141 C. EFFECTIVE DATE: MAY 18, 2012.
- BEACH MARK: AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GROESBECK STREET AND THE NORTHEASTLY RIGHT-OF-WAY LINE OF BATTLE LANE. EAST GROESBECK STREET TO THE POWER POLE, AND 31' EAST FROM SAID POWER POLE; AND NORTHEAST 19.50' FROM SAID BATTLE LANE. ELEVATION: 353.47
- SOLID WASTE COLLECTION WILL BE PROVIDED BY CURB SIDE PICK-UP.
- ALL DIMENSIONS ON RADII ARE TO BACK OF CURB.
- ALL PROPERTY CORNERS ARE SET 5/8" DIAMETER IRON RODS UNLESS OTHERWISE STATED.
- BASIS OF BEARING: "REPLAT BEARING USED AS BASIS OF BEARINGS."
- ALL SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND REGULATIONS.
- THIS SITE IS CURRENTLY ZONED C-1 "OFFICE."
- THE USES PROPOSED ON THIS PROJECT SHALL CONFORM TO THOSE ALLOWED IN THE OFFICE DISTRICT 9C-1) ZONING DISTRICT.
- FOR MORE INFORMATION SEE CONSTRUCTION DRAWINGS.
- THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE PROPOSED BUILDING PARKING LOT LAYOUT.
- PARKING LOT STRIPING SHALL BE DONE AS PER TEXAS MUTCD STANDARDS (* WHITE STRIPING FOR SPACES, AND ACCESSIBLE MARKINGS AS APPROPRIATE).
- THIS SITE SHALL BE SCREENED BY 6' HIGH PRIVACY FENCE AS SHOWN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
- *NOTE: DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

LANDSCAPE LEGEND

- PROPOSED BALD CYPRESS - CANOPY TREE (TAXODIUM DISTICOMA)
1/2" TO 3" CALIPER (200 S.F. PER TREE)
- PROPOSED DRYE MYRTLE - NON CANOPY TREE (LADERSTROMIA INAKA)
1/2" TO 3" CALIPER (150 S.F. PER TREE)
- PROPOSED INDIAN HAWTHORN - SHRUB (RHAPHIOLEPS INDICA)
2 GALLONS "OR" LESS (5 S.F. PER PLANT)

LANDSCAPE ANALYSIS:

TOTAL AREA OF IMPROVEMENTS:
= 13,736 S.F.
13,736 S.F. * 15% = 2,061 S.F.
6 PROPOSED BALD CYPRESS @ 200 S.F. EACH = 1,200 S.F.
3 PROPOSED DRYE MYRTLE @ 150 S.F. EACH = 450 S.F.
83 PROPOSED INDIAN HAWTHORN @ 5 S.F. EACH = 415 S.F.
TOTAL SUPPLIED 2,065 S.F.
2,065 S.F. SUPPLIED > 2,061 S.F. REQUIRED
THEREFORE, LANDSCAPE REQUIREMENTS ARE SATISFIED.

25' WIDE LANDSCAPE BUFFER REQUIREMENTS

AREA THIS PHASE: (25' X 83') = 2,075 S.F.
2,075 X 15% = 312 S.F.
312 / 200 S.F. EACH = 1.56 => 2 BALD CYPRESS

NOTE: ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM, OR HOSE ATTACHMENT WITHIN 150 FEET OF ALL LANDSCAPING.

PARKING ANALYSIS:

BUILDING SIZE: (40.25' X 50.25') = 2,023 SQ.FT.
2,023 SQ.FT. / 250 SQ.FT. = 8.09 => 9 PARKING SPACES (REQUIRED)

SUPPLIED PARKING SPACES:

7 STANDARD PARKING SPACES
2 VAN ACCESSIBLE HANDICAP PARKING SPACES
TOTAL SUPPLIED PARKING SPACES: 9 PARKING SPACES

PREPARED FOR: JOSE DIAZ
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BRYAN, TEXAS 77803
TELEPHONE: (979) 822-0503
CELL: (979) 567-9598
FAX: (979) 361-0330

JOB NUMBER: 11-174

DATE: _____

REVISIONS

NO.

CARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 979 / 846 - 2808

SITE PLAN

BEING A 0.315 ACRE PORTION OF A 1.14 ACRE TRACT
LOT 2R - BLOCK 1 OF A REPLAT
OF LOTS 2, 2A, 2B, 3 & 3A
ZENO PHILLIPS SURVEY - ABSTRACT NO. 45
THOMAS HEIGHTS ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

1800 GROESBECK STREET
BRYAN, BRAZOS COUNTY, TEXAS

SP

SHEET NO.